

**DEPARTMENT OF FINANCE  
HOUSING ASSETS LIST  
ASSEMBLY BILL X1 26 AND ASSEMBLY BILL 1484  
(Health and Safety Code Section 34176)**

Former Redevelopment Agency: Yorba Linda Redevelopment Agency

Successor Agency to the Former  
Redevelopment Agency: Successor Agency to the Yorba Linda Redevelopment Agency

Entity Assuming the Housing Functions  
of the former Redevelopment Agency: Housing Successor Agency to the Yorba Linda Redevelopment Agency

Entity Assuming the Housing Functions  
Contact Name: David J. Christian Title Finance Director Phone 714-961-7140 E-Mail Address [dchristian@yorba-linda.org](mailto:dchristian@yorba-linda.org)

Entity Assuming the Housing Functions  
Contact Name: Pamela Stoker Title Hsg & RDA Manager Phone 714-961-7105 E-Mail Address [pstoker@yorba-linda.org](mailto:pstoker@yorba-linda.org)

All assets transferred to the entity assuming the housing functions between February 1, 2012 and the date the exhibits were created are included in this housing assets list.  
The following Exhibits noted with an X in the box are included as part of this inventory of housing assets:

Exhibit A - Real Property	<input checked="" type="checkbox"/>
Exhibit B- Personal Property	<input type="checkbox"/>
Exhibit C - Low-Mod Encumbrances	<input checked="" type="checkbox"/>
Exhibit D - Loans/Grants Receivables	<input checked="" type="checkbox"/>
Exhibit E - Rents/Operations	<input checked="" type="checkbox"/>
Exhibit F- Rents	<input type="checkbox"/>
Exhibit G - Deferrals	<input checked="" type="checkbox"/>

Prepared By: David J. Christian

Date Prepared: 31-Jul-12

Note:  
To the extent that DOF may determine that any asset listed on any Exhibit of this Housing Asset inventory should be listed on another Exhibit of this Housing Asset inventory, the Yorba Linda Housing Successor Entity hereby incorporates those assets into said other Exhibit.

Exhibit A - Real Property

City of Yorba Linda  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of Asset a/	Legal Title and Description	Carrying Value of Asset	Total square footage	Square footage reserved for low-mod housing	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant b/	Date of transfer to Housing Successor Agency	Construction or acquisition cost funded with Low-Mod Housing Fund monies	Construction or acquisition costs funded with other RDA funds	Construction or acquisition costs funded with non-RDA funds	Date of construction or acquisition by the former RDA	Interest in real property (option to purchase, easement, etc.)
1	Property - vacant	4672 Lakeview Ave.	\$580,617	36,480	Undetermined*	no	n/a	2/1/12	\$580,617	\$0	\$0	June, 2002	Fee Title
2	Property - vacant	4802 Lakeview Ave.	\$2,885,309	159,826	Undetermined*	no	n/a	2/1/12	\$2,876,868	\$0	\$0	Dec., 2001	Fee Title
3	Property - vacant	4852 Lakeview Ave.	\$1,004,941	44,950	Undetermined*	no	n/a	2/1/12	\$1,004,941	\$0	\$0	June, 2002	Fee Title
4	Property - residence	4861 Lakeview Ave., 4860 Valencia, 4832 Valencia	\$1,257,265	36,696	Undetermined*	no	n/a	2/1/12	\$1,257,265	\$0	\$0	Sept., 2003	Fee Title
5	Property - residence	4881 Lakeview Ave.	\$230,599	7,901	Undetermined*	no	n/a	2/1/12	\$230,599	\$0	\$0	June, 2002	Fee Title
6	Property - residence	4895 Lakeview Ave.	\$289,039	7,954	Undetermined*	no	n/a	2/1/12	\$289,039	\$0	\$0	Feb., 2003	Fee Title
7	Property - vacant	18551 Altrudy Lane	\$1,071,694	67,562	Undetermined*	no	n/a	2/1/12	\$1,071,694	\$0	\$0	Sept., 2002	Fee Title
8	Property - residence	4801 Park Ave.	\$389,216	7,362	Undetermined*	no	n/a	2/1/12	\$389,216	\$0	\$0	Jan., 2010	Fee Title
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Footnote:

\*Total square footage currently available for Low-Mod housing; however, may be dedicated to other uses, and therefore subject to requirements of Health & Safety Code Section 34176(f).

Note:

The individual amounts set forth in the "carry value of asset" column represent the purchase price paid by the former Yorba Linda Redevelopment Agency for the asset and may not represent the current fair market value of the asset.

a/ Asset types may include low-mod housing, mixed-income housing, low-mod housing

b/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

City of Yorba Linda  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of Asset a/	Description	Carrying Value of Asset	Date of transfer to Housing Successor Agency	Acquisition cost funded with Low-Mod Housing Fund monies	Acquisition costs funded with other RDA funds	Acquisition costs funded with non-RDA funds	Date of acquisition by the former RDA
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a/ Asset types any personal property provided in residences, including furniture and appliances, all housing-related files and loan documents, office supplies, software licenses, and mapping programs, that were acquired for low and moderate income housing purposes, either by purchase or through a loan, in whole or in part, with any source of funds.

City of Yorba Linda  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of housing built or acquired with enforceably obligated funds a/		Date contract for Enforceable Obligation was executed		Contractual counterparty	Total amount currently owed for the Enforceable Obligation	Is the property encumbered by a low-mod housing covenant?		Source of low-mod housing covenant b/		Current owner of the property	Construction or acquisition cost funded with Low-Mod Housing Fund monies	n or acquisition costs funded with other RDA funds	Construction or acquisition costs funded with non-RDA funds	Date of construction or acquisition of the property
1	Low-Mod Hsg		2-Mar-11		National CORE	\$ 3,259,462	Yes		CRA; tax credits		National CORE	Per Affordable Housing Agreement (AHA) construction costs will be funded in the amount of \$3,259,462	n/a	Developer required to obtain additional financing	Per AHA, construction will commence upon developer allocation of tax credits
2	Low-Mod Hsg		26-Apr-11		Orange Housing Development Corp (OHDC)	\$ 4,278,787	Yes		CRA		OHDC	\$4,278,787	n/a	n/a	Per AHA, OHDC acquires and rehabilitates units at risk of foreclosure for affordable housing purposes.
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a/ May include low-mod housing, mixed-income housing, low-mod housing with

b/ May include California Redevelopment Law, tax credits, state bond indentures, and

Exhibit D - Loans/Grants Receivables

City of Yorba Linda  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
1	Loan	\$17,400	8/27/1998	Homeowner*	Mortgage Assistance Program	Yes	8/27/2013	0%	\$17,400
2	Loan	\$21,500	11/15/2001	Homeowner*	Mortgage Assistance Program	Yes	11/15/2016	0%	\$21,500
3	Loan	\$15,700	12/17/1999	Homeowner*	Mortgage Assistance Program	Yes	12/17/2014	0%	\$15,700
4	Loan	\$25,000	2/22/2002	Homeowner*	Mortgage Assistance Program	Yes	2/22/2017	0%	\$25,000
5	Loan	\$25,000	9/7/2001	Homeowner*	Mortgage Assistance Program	Yes	9/7/2016	0%	\$25,000
6	Loan	\$18,900	1/5/2001	Homeowner*	Mortgage Assistance Program	Yes	1/5/2016	0%	\$18,900
7	Loan	\$25,000	11/19/2009	Homeowner*	Mortgage Assistance Program	Yes	11/19/2024	0%	\$25,000
8	Loan	\$16,750	10/1/2001	Homeowner*	Mortgage Assistance Program	Yes	10/1/2016	0%	\$16,750
9	Loan	\$13,600	6/5/2000	Homeowner*	Mortgage Assistance Program	Yes	6/5/2015	0%	\$13,600
10	Loan	\$25,000	9/18/2009	Homeowner*	Mortgage Assistance Program	Yes	9/18/2014	0%	\$25,000
11	Loan	\$20,400	1/20/1998	Homeowner*	Mortgage Assistance Program	Yes	1/20/2013	0%	\$20,400
12	Loan	\$25,000	6/4/2002	Homeowner*	Mortgage Assistance Program	Yes	6/4/2017	0%	\$25,000
13	Loan	\$25,000	4/17/2000	Homeowner*	Mortgage Assistance Program	Yes	4/17/2015	0%	\$25,000
14	Loan	\$25,000	10/28/2010	Homeowner*	Mortgage Assistance Program	Yes	10/28/2025	0%	\$25,000
15	Loan	\$22,000	6/8/1998	Homeowner*	Mortgage Assistance Program	Yes	6/8/2013	0%	\$22,000
16	Loan	\$23,520	8/23/2000	Homeowner*	Mortgage Assistance Program	Yes	8/23/2015	0%	\$23,520
17	Loan	\$21,000	5/28/2010	Homeowner*	Mortgage Assistance Program	Yes	5/28/2025	0%	\$21,000
18	Loan	\$13,150	10/1/1998	Homeowner*	Mortgage Assistance Program	Yes	10/1/2013	0%	\$13,150
19	Loan	\$21,500	7/18/2000	Homeowner*	Mortgage Assistance Program	Yes	7/18/2015	0%	\$21,500
20	Loan	\$25,000	3/19/1999	Homeowner*	Mortgage Assistance Program	Yes	3/19/2014	0%	\$25,000
21	Loan	\$13,150	9/12/2000	Homeowner*	Mortgage Assistance Program	Yes	9/12/2015	0%	\$13,150
22	Loan	\$19,400	9/6/2000	Homeowner*	Mortgage Assistance Program	Yes	9/6/2015	0%	\$19,400
23	Loan	\$22,000	1/29/2010	Homeowner*	Mortgage Assistance Program	Yes	1/29/2025	0%	\$22,000
24	Loan	\$18,400	3/19/2001	Homeowner*	Mortgage Assistance Program	Yes	3/19/2016	0%	\$18,400
25	Loan	\$24,000	1/28/2000	Homeowner*	Mortgage Assistance Program	Yes	1/28/2015	0%	\$24,000
26	Loan	\$20,400	5/22/1998	Homeowner*	Mortgage Assistance Program	Yes	5/22/2013	0%	\$20,400
27	Loan	\$19,300	5/9/2002	Homeowner*	Mortgage Assistance Program	Yes	5/9/2017	0%	\$19,300
28	Loan	\$11,500	6/4/1998	Homeowner*	Mortgage Assistance Program	Yes	6/4/2013	0%	\$11,500
29	Loan	\$18,500	11/24/1997	Homeowner*	Mortgage Assistance Program	Yes	11/24/2012	0%	\$18,500
30	Loan	\$11,500	7/9/1998	Homeowner*	Mortgage Assistance Program	Yes	7/9/2013	0%	\$11,500
31	Loan	\$25,000	6/30/1999	Homeowner*	Mortgage Assistance Program	Yes	6/30/2014	0%	\$25,000
32	Loan	\$23,460	1/23/2001	Homeowner*	Mortgage Assistance Program	Yes	1/23/2016	0%	\$23,460
33	Loan	\$14,420	3/18/1999	Homeowner*	Mortgage Assistance Program	Yes	3/18/2014	0%	\$14,420
34	Loan	\$22,800	1/12/1999	Homeowner*	Mortgage Assistance Program	Yes	1/12/2014	0%	\$22,800
35	Loan	\$23,000	4/21/2010	Homeowner*	Mortgage Assistance Program	Yes	4/21/2025	0%	\$23,000

\$712,250

City of Yorba Linda  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
36	Loan	\$19,000	1/6/1999	Homeowner*	Mortgage Assistance Program	Yes	1/6/2014	0%	\$19,000
37	Loan	\$25,000	12/29/2000	Homeowner*	Mortgage Assistance Program	Yes	12/29/2015	0%	\$25,000
38	Loan	\$23,300	3/23/1998	Homeowner*	Mortgage Assistance Program	Yes	3/23/2013	0%	\$23,300
39	Loan	\$25,000	9/18/2000	Homeowner*	Mortgage Assistance Program	Yes	9/18/2015	0%	\$25,000
40	Loan	\$15,200	5/10/1999	Homeowner*	Mortgage Assistance Program	Yes	5/10/2014	0%	\$15,200
41	Loan	\$20,490	5/14/1998	Homeowner*	Mortgage Assistance Program	Yes	5/14/2013	0%	\$15,200
42	Loan	\$18,999	6/2/2000	Homeowner*	Mortgage Assistance Program	Yes	6/2/2015	0%	\$18,999
43	Loan	\$21,090	2/9/1998	Homeowner*	Mortgage Assistance Program	Yes	2/9/2013	0%	\$21,090
44	Loan	\$3,100,000	7/16/2002	AHP Parkwood	Afford Covenants	Yes	55 Years	3% **	\$3,100,000
45	Conditional Grant	\$720,000	Apr-96	AHP Stonehaven	Afford Covenants	Yes	April, 2051	0%	\$720,000
46	Loan	\$9,000,000	4/26/2011	OHDC	Afford Covenants	Yes	55 Years	0%	\$4,721,213
47	Loan	\$8,332,477	3/2/2011	National CORE	Afford Covenants	Yes	55 Years	3% **	\$5,272,033
48	Loan	\$5,142,284	3/7/1997	National CORE - Arbor	Afford Covenants	Yes	55 Years	3% **	\$559,473
49	Loan	\$12,976,406	12/2/2006	National CORE- Linda	Afford Covenants	Yes	55 Years	3% **	\$12,700,563
50	Loan	\$2,200,000	11/8/2004	YL Family Partners	Afford Covenants	Yes	55 Years	3% **	\$2,200,000
									\$29,436,071

Footnotes:

\* Name, address, and/or assessor parcel number available upon request

\*\* Accrued interest amount available upon request

\$30,148,321







City of Yorba Linda  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of payment a/	Type of property with which they payments are associated b/	Property owner	Entity that collects the payments	Entity to which the collected payments are ultimately remitted	Purpose for which the payments are used	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant c/	Item # from Exhibit A the rent/operation is associated with (if applicable)
1	Residual Receipts	Low-Mod Hsg	National CORE	Hsg Successor	Hsg Successor	LMIHF	Yes	CRA	n/a
2	Residual Receipts	Low-Mod Hsg	National CORE	Hsg Successor	Hsg Successor	LMIHF	Yes	CRA	n/a
3	Residual Receipts	Low-Mod Hsg	YL Family Part.	Hsg Successor	Hsg Successor	LMIHF	Yes	CRA	n/a
4	Residual Receipts	Low-Mod Hsg	American Hsg	Hsg Successor	Hsg Successor	LMIHF	Yes	CRA	n/a
5	Conditional Grant	Low-Mod Hsg	American Hsg	Hsg Successor	Hsg Successor	LMIHF	Yes	CRA	n/a
6	Residual Receipts	Low-Mod Hsg	OHDC	Hsg Successor	Hsg Successor	LMIHF	Yes	CRA	n/a
7	Residual Receipts	Low-Mod Hsg	National CORE	Hsg Successor	Hsg Successor	LMIHF	Yes	CRA	n/a
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a/ May include revenues from rents, operation of properties, residual receipt payments from developers, conditional grant repayments, costs savings and proceeds from refinancing, and principal and interest payments from homebuyers subject to enforceable income limits.

b/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

c/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

City of Yorba Linda  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of payment a/	Type of property with which the payments are associated b/	Property owner	Entity that collects the payments	Entity to which the collected payments are ultimately remitted	Purpose for which the payments are used	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant c/	Item # from Exhibit A the rent is associated with (if applicable)
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a/ May include rents or home loan payments.

b/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

c/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

Exhibit G - Deferrals

City of Yorba Linda  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Purpose for which funds were deferred	Fiscal year in which funds were deferred	Amount deferred	Interest rate at which funds were to be repaid	Current amount owed	Date upon which funds were to be repaid
1	H&S Code 33690	2009/2010	\$5,723,780	0%	\$5,723,780	June-15
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